

To date, ATXI has been unsuccessful in obtaining an easement from Mr. Orville E. Whitmore. Mr. Whitmore is the owner of three parcels totaling 224 acres, located along the Quincy to Meredosia segment in Pike County, Illinois. The parcel at issue has been designated internally as A\_ILRP\_QM\_PI\_034-ROW. As summarized on Exhibit 1.1, ATXI has contacted, or attempted to contact Mr. Whitmore or his attorney to acquire an easement on approximately 23 occasions. These include 11 phone calls, 6 emails, 3 voicemails and 3 letters.

While Mr. Whitmore did not have any concern regarding the location of the transmission line poles, he agreed to two neighbor requests to relocate certain poles entirely onto his property. Mr. Whitmore's sole concern is the amount of compensation for the easement on his property. ATXI's valuation is supported by an appraisal report dated February 8, 2013 and based on comparable property in the area. This appraisal report deemed the highest and best use of Mr. Whitmore's property is agricultural and/or recreational. On March 27, 2014, Mr. Whitmore's attorney and ATXI each presented counteroffers for compensation, which were not far apart. ATXI is now awaiting Mr. Whitmore's response to ATXI's latest offer.

Given the lack of progress in obtaining an easement from Mr. Whitmore and the pace at which negotiations appear to be progressing, ATXI and Mr. Whitmore are unlikely to resolve their differences, and therefore eminent domain authority for this landowner is requested.

**ATXI Exhibit 1.4**  
**Part S**

Tract	Tax ID Number	Primary Owner	Address	Full Legal Description of Property
ILRP_QM_PI_034-ROW	3401102, 3401105, 3401101	Orville E. Whitmore	37862 180th Street Pittsfield, Illinois 62363	THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 13, ALL IN TOWNSHIP 3 SOUTH, RANGE 4 WEST OF THE FOURTH PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF PIKE AND STATE OF ILLINOIS. THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, IN TOWNSHIP 3 SOUTH, RANGE 4 WEST OF THE FOURTH PRINCIPAL MERIDIAN, CONTAINING 200 ACRES, MORE, SITUATED IN THE COUNTY OF PIKE AND STATE OF ILLINOIS. EXCEPTING THEREFROM: PART OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 4 WEST OF THE FOURTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 13; THENCE NORTH 500 FEET ALONG THE EAST LINE OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE WEST 500 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 13; THENCE SOUTH 500 FEET TO THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE EAST ALONG SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER TO THE PLACE OF BEGINNING, SITUATED IN THE COUNTY OF PIKE AND STATE OF ILLINOIS. THE EAST ONE-HALF (1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWELVE (12) IN TOWNSHIP THREE (3) SOUTH, RANGE FOUR (4) WEST OF THE FOURTH PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF PIKE AND STATE OF ILLINOIS.

ILRP-QM-PT-036

Wetmore

ATXI Exhibit 1.4  
Part S

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for Landowner John McMillan 11/13/2013 Rick McElford ☐
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
  - a. Ask if the landowner read 14 days letter
  - b. Does landowner have any questions regarding letter:

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7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
  - a. Provide Fact Sheet about the project
  - b. Provide landowner copies of:
    - i. Small scale map of the project
    - ii. Sketch and description of type of facilities/structures
    - iii. Approximate location of facilities
    - iv. Option for Easement including exhibit showing length and width of the easement area
    - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☒
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Garry Taylor ☒  
Garry Taylor

# Pike County, IL

SW 1/4 SE 1/4 S12; N 1/2 NE 1/4; N 1/2 NW 1/4 of Section 13, Township 3 S, Range 4 W, Pike County, Illinois

Tax ID: 3401105



## Ameren - Illinois Rivers



Contract Land Staff, LLC  
2245 Texas Drive, Suite 200  
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.

- Route
- Tracts
- Section Boundary
- Adjacent Tracts

0 0.04 0.08 0.16 0.24 0.32 0.4 Miles

**WHITMORE SISTERS & LLC**

Tract No.: ILRP\_QM\_PI\_034

Date: 3/24/2014

EXHIBIT 1

A 13.916 ACRE TRACT OF LAND SITUATED IN THE NORTH 1/2 OF SECTION 13 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 4 WEST OF THE 4TH PRINCIPAL MERIDIAN, PIKE COUNTY, ILLINOIS, AND BEING PART OF A TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO ORVILLE E. WHITMORE, RECORDED IN BOOK 815, PAGE 287 AND BOOK 815, PAGE 288 OF THE DEED RECORDS OF PIKE COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID NORTH 1/2;

**THENCE** SOUTH 88 DEGREES 41 MINUTES 28 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTH 1/2, A DISTANCE OF 2,661.37 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4;

**THENCE** NORTH 00 DEGREES 26 MINUTES 05 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 43.35 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 84 DEGREES 35 MINUTES 07 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 605.44 FEET TO A POINT FOR CORNER IN SAID NORTH LINE;

**THENCE** SOUTH 88 DEGREES 41 MINUTES 28 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 2,058.14 FEET TO THE NORTHEAST CORNER OF SAID NORTH 1/2;

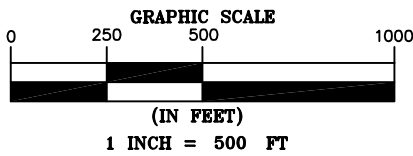
**THENCE** SOUTH 01 DEGREES 22 MINUTES 37 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTH 1/2, A DISTANCE OF 150.00 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 88 DEGREES 41 MINUTES 28 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 2,063.34 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 84 DEGREES 35 MINUTES 07 SECONDS WEST, A DISTANCE OF 1,047.51 FEET TO A POINT FOR CORNER;

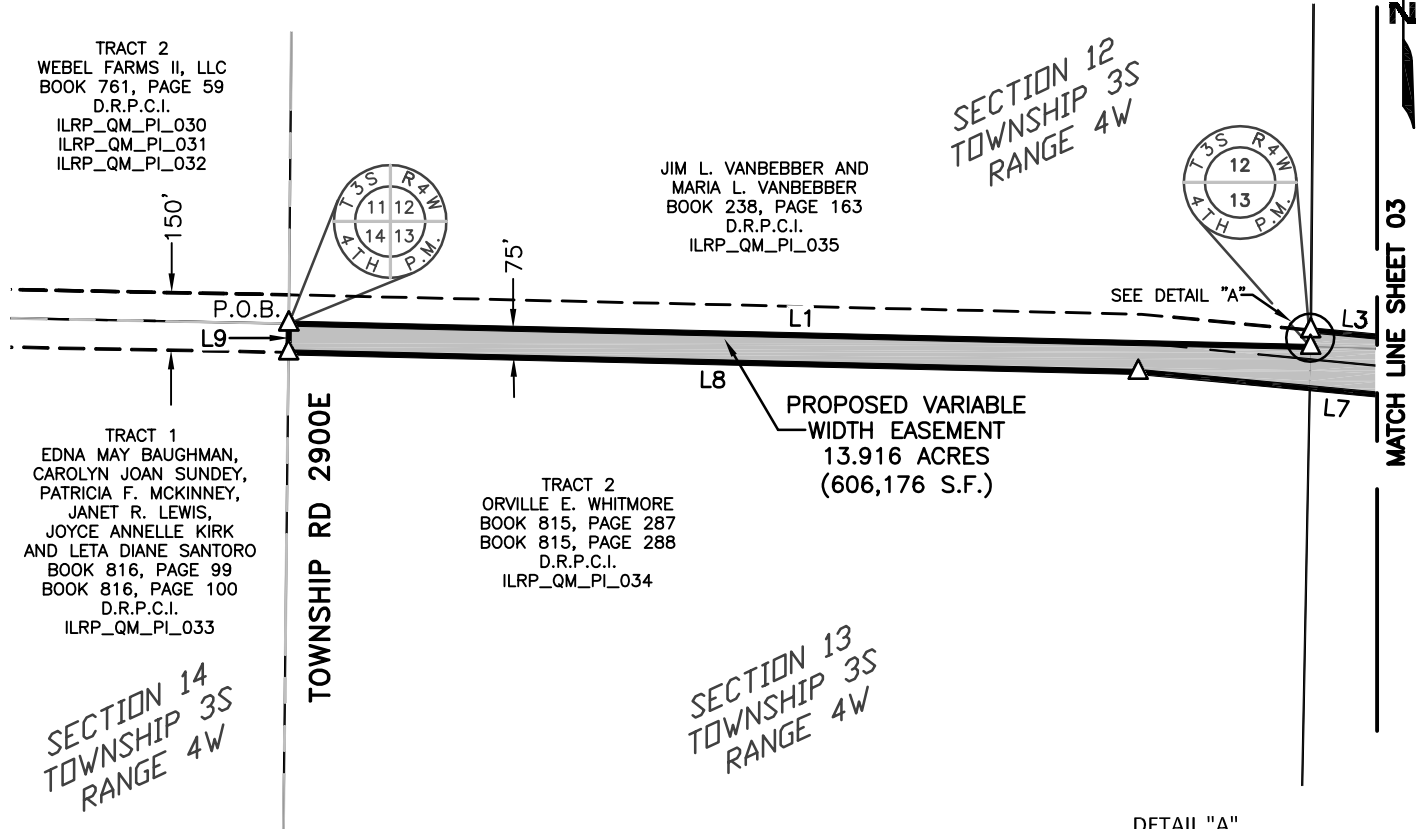
**THENCE** NORTH 88 DEGREES 41 MINUTES 28 SECONDS WEST, A DISTANCE OF 2,213.48 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID NORTH 1/2;

**THENCE** NORTH 00 DEGREES 36 MINUTES 13 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTH 1/2, A DISTANCE OF 75.01 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 606,176 SQUARE FEET OR 13.916 ACRES OF LAND, MORE OR LESS.



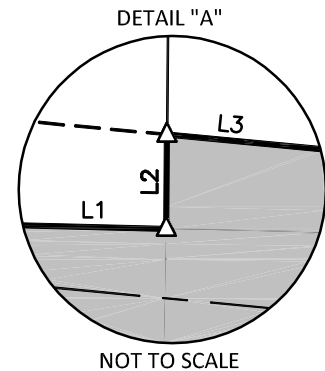
# EXHIBIT 1

## ATXI Exhibit 1.4 Part S



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S88°41'28"E	2661.37
L2	N00°26'05"E	43.35
L3	S84°35'07"E	605.44
L4	S88°41'28"E	2058.14
L5	S01°22'37"W	150.00

LINE TABLE		
NUMBER	BEARING	DISTANCE
L6	N88°41'28"W	2063.34
L7	N84°35'07"W	1047.51
L8	N88°41'28"W	2213.48
L9	N00°36'13"E	75.01



### LEGEND

D.R.P.C.I.	DEED RECORDS
P.O.B.	PIKE COUNTY, ILLINOIS POINT OF BEGINNING
△	CALCULATED POINT
---	SECTION LINE (APPROXIMATE)
---	PROPERTY LINE (APPROXIMATE)
---	PROPOSED EASEMENT CENTERLINE
---	PROPOSED EASEMENT

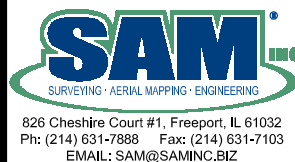
### NOTES:

- ALL INFORMATION SHOWN HEREON IS FOR PRELIMINARY PURPOSES ONLY.
- BOUNDARY LINES SHOWN HEREON ARE CALCULATED FROM BOTH RECORD INFORMATION AND PRELIMINARY ON THE GROUND SURVEY INFORMATION. FINAL EASEMENT DOCUMENTATION WILL BE PROVIDED UPON COMPLETION OF THE FINAL SURVEY.
- SURVEYING AND MAPPING, INC. ACCEPTS NO LIABILITY WITH RESPECT TO THE ACCURACY OF THE RECORD INFORMATION PROVIDED BY OTHERS.

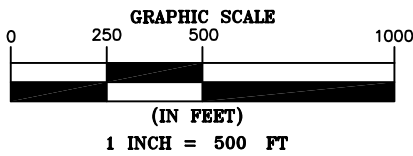
STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006475

**SHEET 02 OF 03**

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 12/03/2013
SCALE: 1" = 500'
TRACT ID: ILRP_QM_PI_034
DRAWN BY: NAS

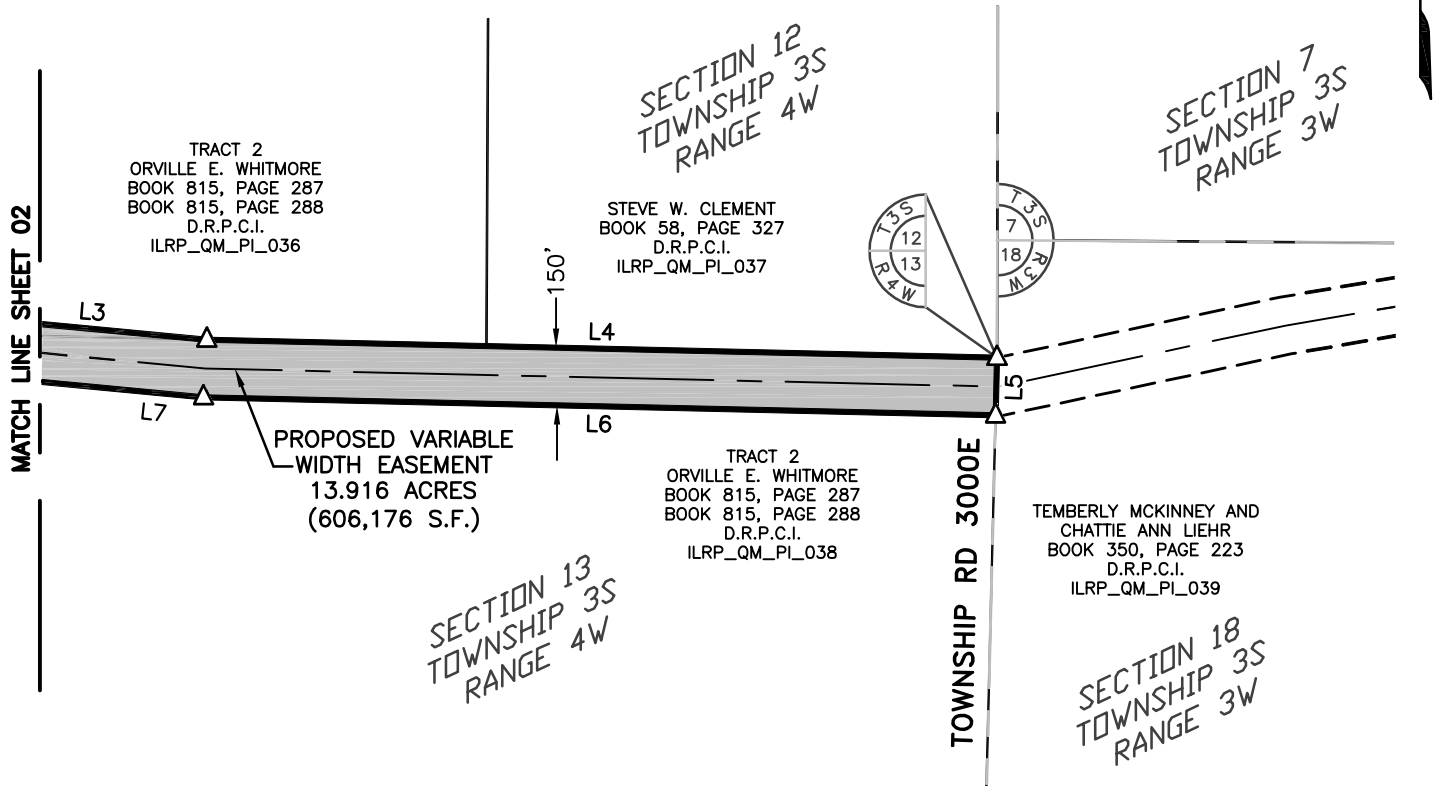


**PURCHASE OPTION EXHIBIT**  
**150' TRANSMISSION LINE EASEMENT**  
QUINCY TO MEREDOSIA  
SECTIONS 12 & 13, TOWNSHIP 3 SOUTH,  
RANGE 4 WEST OF THE 4TH PRINCIPAL MERIDIAN  
PIKE COUNTY, ILLINOIS



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## LEGEND

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P.O.B.	PIKE COUNTY, ILLINOIS
△	POINT OF BEGINNING
— — — — —	CALCULATED POINT
— — — — —	SECTION LINE (APPROXIMATE)
— — — — —	PROPERTY LINE (APPROXIMATE)
— — — — —	PROPOSED EASEMENT CENTERLINE
— — — — —	PROPOSED EASEMENT

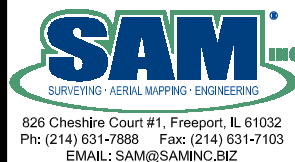
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